

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2021-07

**RESOLUTION OF MEMORIALIZATION
RECOMMENDING THAT THE GOVERNING BODY ADOPT
A REDEVELOPMENT PLAN CONCERNING
PROJECT FREEDOM
2135 US ROUTE 130 and HORNBERGER AVENUE
BLOCK 121 LOTS 4.02 and 9**

Decided: May 25, 2021
Resolution Memorialized: May 25, 2021

WHEREAS, on September 1, 1999, the Township Council of the Township of Florence adopted Ordinance 1999-30 "Establishing the Township of Florence redevelopment Agency and Designating the Fifty Properties Comprising the Former Roebling Steel Plant and Environs as an Area In need of Redevelopment pursuant to the Local Redevelopment and Housing Law" N.J.S.A. 40A: 12A-1 et seq.;

WHEREAS, on May 5, 2021 the Township Council of the Township of Florence adopted Resolution 2021-97 directing the Township Planning Board to draft a Redevelopment Plan concerning properties within the previously designated Area in Need of Redevelopment known as Block 121 Lots 4.02 and 9 pursuant to N.J.S.A. 40A: 12A-7(f);

WHEREAS, at its May 25, 2021 regular meeting, the Planning Board reviewed the draft Redevelopment Plan dated May 14, 2021, entitled "Redevelopment Plan, Project Freedom, 2135 US Route 130 and Hornberger Avenue, Block 121 Lots 4.02 and 9, Florence Township, Burlington County, New Jersey", and prepared by the Board's Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc.;

WHEREAS, in the course of the Board's review of the draft Plan, Ms. Fegley offered her testimony to the Board and public explaining the exhibits, analysis, general recommendations, and proposed use and associated development standards set forth in the draft Plan;

WHEREAS, Ms. Fegley also offered a detailed analysis that compared the standards set forth in the Redevelopment Plan with the standards applicable to the subject property under existing zoning standards pertaining to the relevant Zone District, and the relationship of the proposed use, bulk and design standards in the Redevelopment Plan to the Township Master Plan and its various elements;

WHEREAS, Ms. Fegley also proposed certain revisions to the previously circulated Plan that would provide some flexibility to the Council and Redeveloper with regard to with regard to the low- and moderate-income split within the proposed redevelopment;

WHEREAS, after discussion by members of the Board of the subject property, the draft Plan, existing zoning of the property, as well as review of the relationship of the draft Plan to the Township Master Plan in light of Ms. Fegley's testimony, and an opportunity for public comment, the Board moved to find that the draft Plan, as proposed to be revised in the course of Ms. Fegley's testimony, is consistent with and designed to effectuate the Township's Master Plan pursuant to N.J.S.A. 40A:12A-7(d), to approve the plan, and to recommend to the governing body that it adopt the draft Plan as the Township's Redevelopment Plan concerning the subject property pursuant to N.J.S.A. 40A:12A-7(e) and to N.J.S.A. 40A:12A-7(f);

NOW THEREFORE, it is hereby **RESOLVED** by the Planning Board of the Township of Florence, County of Burlington and State of New Jersey that the attached draft Redevelopment Plan dated May 14, 2021, entitled "Redevelopment Plan, Project Freedom, 2135 US Route 130 and Hornberger Avenue, Block 121 Lots 4.02 and 9, Florence Township, Burlington County, New Jersey", and prepared by the Board's Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions,

Inc., is found to be consistent with and designed to effectuate the Township's Master Plan, is approved by the Planning Board, and the Board recommends to the governing body, in accord with NJSA 40A:12-7(e) and N.J.S.A. 40A:12A-7(f), that the governing body adopt said Plan as the Redevelopment Plan concerning redevelopment of the subject property.

MOTION TO FIND REDEVELOPMENT PLAN CONSISTENT WITH and DESIGNED TO EFFECTUATE MASTER PLAN, TO APPROVE PLAN and TO RECOMMEND ADOPTION OF PLAN BY GOVERNING BODY:

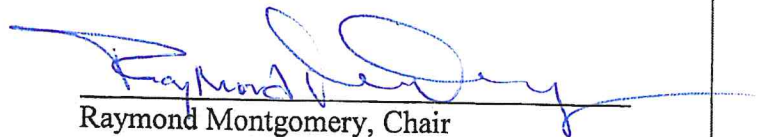
Moved by : Ms. Cartier
Seconded by : Ms. Sandusky
In Favor : Ms. Cartier, Ms. Sandusky, Mr. Kehr, Councilman Garganio,
Mayor Wilkie, Chairman Montgomery
Opposed : None
Recused : None
Absent : Mr. Mattson, Mr. Pagano

MOTION TO ADOPT RESOLUTION:

Moved by : Councilman Garganio
Seconded by : Ms. Cartier
In Favor : Councilman Garganio, Ms. Cartier, Mr. Kehr, Ms. Sandusky
Mayor Wilkie, Chairman Montgomery
Opposed : None
Abstained : None

FLORENCE TOWNSHIP PLANNING BOARD

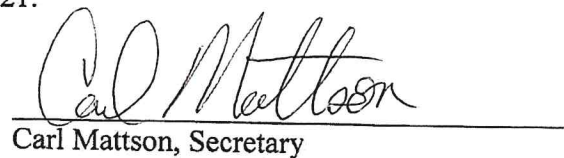
Dated: 5/25/2021


Raymond Montgomery, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on May 25, 2021 and memorializes a decision taken by the Board on May 25, 2021.

Dated: 5/25/2021


Carl Mattson, Secretary